

State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks  
Valley of Fire State Park  
Facility Condition Analysis

# VALLEY OF FIRE STATE PARK

Post Office Box 515  
Valley of Fire, Nevada 89040

**Site Number: 9963**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report Printed in April 2013

State of Nevada  
Department of Conservation & Natural Resources  
Division of State Parks  
Valley of Fire State Park  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9963

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3153	WATER TREATMENT SHED	32	0	10/16/2012	\$0	\$20,100	\$0	\$20,100	\$1,600	1256%
	Post Office Box 515			Valley of Fire						
0557	VOF STORAGE #2	420	1966	10/16/2012	\$0	\$7,140	\$0	\$7,140	\$10,500	68%
	Post Office Box 515			Valley of Fire						
0575	WEST COMFORT STATION	254	1979	10/16/2012	\$15,000	\$9,540	\$0	\$24,540	\$44,450	55%
	Post Office Box 515			Valley of Fire						
0556	VOF STORAGE #1	648	1966	10/16/2012	\$0	\$8,424	\$0	\$8,424	\$16,200	52%
	Post Office Box 515			Valley of Fire						
0566	ATLATL ROCK COMFORT STATION	288	1964	10/16/2012	\$0	\$20,000	\$0	\$20,000	\$50,400	40%
	Post Office Box 515			Valley of Fire						
0567	SEVEN SISTERS COMFORT STATION #2	288	1964	10/16/2012	\$0	\$20,000	\$0	\$20,000	\$50,400	40%
	Post Office Box 515			Valley of Fire						
0570	GROUP USE AREA COMFORT STATION #5	288	1964	10/16/2012	\$0	\$20,000	\$0	\$20,000	\$50,400	40%
	Post Office Box 515			Valley of Fire						
0571	GROUP USE AREA COMFORT STATION #6	288	1964	10/16/2012	\$0	\$20,000	\$0	\$20,000	\$50,400	40%
	Post Office Box 515			Valley of Fire						
0572	GROUP USE AREA COMFORT STATION #7	288	1964	10/16/2012	\$20,000	\$0	\$0	\$20,000	\$50,400	40%
	Post Office Box 515			Valley of Fire						
0554	CAMPGROUND A SHOWER BUILDING	864	1975	10/16/2012	\$33,500	\$16,164	\$1,500	\$51,164	\$172,800	30%
	Post Office Box 515			Valley of Fire						
3154	WHITE DOME COMFORT STATION	240	1974	10/16/2012	\$7,000	\$2,400	\$0	\$9,400	\$36,000	26%
	Post Office Box 515			Valley of Fire						
2868	RESIDENCE STORAGE SHED #1	100	2008	10/16/2012	\$0	\$0	\$500	\$500	\$2,000	25%
	Post Office Box 515			Valley of Fire						
2869	RESIDENCE STORAGE SHED #2	100	2008	10/16/2012	\$0	\$0	\$500	\$500	\$2,000	25%
	Post Office Box 515			Valley of Fire						
2719	RESIDENCE 3 STORAGE	220	1995	10/16/2012	\$0	\$1,100	\$0	\$1,100	\$4,400	25%
	Post Office Box 515			Valley of Fire						
1223	FLAMMABLE STORAGE	480	1972	10/16/2012	\$0	\$5,880	\$0	\$5,880	\$24,000	25%
	Post Office Box 515			Valley of Fire						
1278	STORAGE (Old Water Treatment Plant)	323	1964	10/16/2012	\$0	\$3,230	\$3,230	\$6,460	\$32,300	20%
	Post Office Box 515			Valley of Fire						

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0565	SMALL CAMPGROUND A COMFORT STATION Post Office Box 515 Valley of Fire	783	1975	10/16/2012	\$6,500	\$10,330	\$0	\$16,830	\$117,450	14%
2870	CAMPGROUND EXPANSION COMFORT STATION Post Office Box 515 Valley of Fire	525	2007	10/16/2012	\$0	\$0	\$7,250	\$7,250	\$78,750	9%
0555	VOF MAINTENANCE SHOP Post Office Box 515 Valley of Fire	6000	1972	10/16/2012	\$3,000	\$82,500	\$0	\$85,500	\$1,050,000	8%
2720	CABINS Post Office Box 515 Valley of Fire	588	1935	10/16/2012	\$0	\$5,880	\$0	\$5,880	\$73,500	8%
2865	RESIDENCE #1 Post Office Box 515 Valley of Fire	1404	2008	10/16/2012	\$0	\$9,020	\$7,020	\$16,040	\$245,700	7%
2867	RESIDENCE #5 Post Office Box 515 Valley of Fire	1404	2008	10/16/2012	\$0	\$7,020	\$7,020	\$14,040	\$245,700	6%
2866	RESIDENCE #2 Post Office Box 515 Valley of Fire	1404	2008	10/16/2012	\$0	\$7,020	\$7,020	\$14,040	\$245,700	6%
0519	VOF RESIDENCE #3 Post Office Box 515 Valley of Fire	1400	1992	4/18/2007	\$0	\$15,500	\$0	\$15,500	\$280,000	6%
0526	VOF RESIDENCE #4 Post Office Box 515 Valley of Fire	1400	1992	4/18/2007	\$0	\$15,500	\$0	\$15,500	\$280,000	6%
0558	VALLEY OF FIRE VISITORS CENTER Post Office Box 515 Valley of Fire	6724	1968	4/18/2007	\$0	\$84,120	\$33,620	\$117,740	\$2,185,300	5%
2718	WELL / PUMP HOUSE Post Office Box 515 Valley of Fire	100	1998	10/16/2012	\$0	\$1,000	\$0	\$1,000	\$20,000	5%
3151	VOF ADMINISTRATION BUILDING Post Office Box 515 Valley of Fire	1184	2009	10/16/2012	\$0	\$0	\$11,840	\$11,840	\$325,600	4%
2897	LOOP B UPPER SST COMFORT STATION Post Office Box 515 Valley of Fire	180	2007	10/16/2012	\$0	\$0	\$900	\$900	\$25,000	4%
2899	EAST ENTRANCE SST COMFORT STATION Post Office Box 515 Valley of Fire	180	2007	10/16/2012	\$0	\$0	\$900	\$900	\$25,000	4%
2898	CABINS SST COMFORT STATION Post Office Box 515 Valley of Fire	180	2007	10/16/2012	\$0	\$0	\$900	\$900	\$25,000	4%
2896	LOOP B LOWER SST COMFORT STATION Post Office Box 515 Valley of Fire	180	2007	10/16/2012	\$0	\$0	\$900	\$900	\$25,000	4%
2893	MOUSE'S TANK SST COMFORT STATION #2 Post Office Box 515 Valley of Fire	180	2007	10/16/2012	\$0	\$0	\$900	\$900	\$25,000	4%

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2894	MOUSE'S TANK SST COMFORT STATION #1 Post Office Box 515 Valley of Fire	180	2007	10/16/2012	\$0	\$0	\$900	\$900	\$25,000	4%
1222	EAST MAP RAMADA Post Office Box 515 Valley of Fire	900	1974	10/16/2012	\$0	\$0	\$4,500	\$4,500	\$135,000	3%
2895	RAINBOW VISTA SST COMFORT STATION Post Office Box 515 Valley of Fire	78	2007	10/16/2012	\$0	\$0	\$390	\$390	\$12,000	3%
2224	WEST FEE BOOTH Post Office Box 515 Valley of Fire	100	1998	10/16/2012	\$0	\$1,000	\$0	\$1,000	\$40,000	3%
3152	VISITORS CENTER COMFORT STATION Post Office Box 515 Valley of Fire	450	2009	10/16/2012	\$0	\$0	\$2,250	\$2,250	\$112,500	2%
9963	VALLEY OF FIRE STATE PARK Post Office Box 515 Valley of Fire		1935	10/16/2012	\$50,000	\$860,400	\$57,780	\$968,180		0%
1253	SMALL RAMADA #25 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1242	SMALL RAMADA #14 Post Office Box 515 Valley of Fire	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
1243	SMALL RAMADA #15 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1255	SMALL RAMADA #27 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1244	SMALL RAMADA #16 Post Office Box 515 Valley of Fire	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
1245	SMALL RAMADA #17 Post Office Box 515 Valley of Fire	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
1246	SMALL RAMADA #18 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1248	SMALL RAMADA #20 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1247	SMALL RAMADA #19 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1252	SMALL RAMADA #24 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
1251	SMALL RAMADA #23 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1241	SMALL RAMADA #13	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1234	SMALL RAMADA #06	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1249	SMALL RAMADA #21	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1250	SMALL RAMADA #22	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1254	SMALL RAMADA #26	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1231	SMALL RAMADA #03	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
0564	SEVEN SISTERS SMALL RAMADA #02	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
0562	WEST MAP RAMADA	900	1974	10/16/2012	\$0	\$0	\$0		\$135,000	
	Post Office Box 515									Valley of Fire
0561	GROUP RAMADA #03	1360	1973	10/16/2012	\$0	\$0	\$0		\$27,200	
	Post Office Box 515									Valley of Fire
0560	GROUP RAMADA #02	1360	1973	10/16/2012	\$0	\$0	\$0		\$27,200	
	Post Office Box 515									Valley of Fire
0559	GROUP RAMADA #01	1360	1973	10/16/2012	\$0	\$0	\$0		\$27,200	
	Post Office Box 515									Valley of Fire
1229	SMALL RAMADA #01	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1270	SMALL RAMADA #42	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1236	SMALL RAMADA #08	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1230	SMALL RAMADA #02	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1240	SMALL RAMADA #12	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire
1232	SMALL RAMADA #04	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515									Valley of Fire

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1233	SMALL RAMADA #05	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
0563	SEVEN SISTERS SMALL RAMADA #01	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1235	SMALL RAMADA #07	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1237	SMALL RAMADA #09	160	1966	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1238	SMALL RAMADA #10	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1239	SMALL RAMADA #11	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1256	SMALL RAMADA #28	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2882	CAMPGROUND EXPANSION RAMADA #12	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2717	RESIDENCE #2 RAMADA	504	1978	10/16/2012	\$0	\$0	\$0		\$10,080	
	Post Office Box 515			Valley of Fire						
2871	CAMPGROUND EXPANSION RAMADA #1	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2872	CAMPGROUND EXPANSION RAMADA #2	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2873	CAMPGROUND EXPANSION RAMADA #3	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2874	CAMPGROUND EXPANSION RAMADA #4	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2875	CAMPGROUND EXPANSION RAMADA #5	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2876	CAMPGROUND EXPANSION RAMADA #6	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2877	CAMPGROUND EXPANSION GROUP USE RAMADA #7	900	2007	10/16/2012	\$0	\$0	\$0		\$18,000	
	Post Office Box 515			Valley of Fire						
2878	CAMPGROUND EXPANSION RAMADA #8	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2879	CAMPGROUND EXPANSION RAMADA #9 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
1268	SMALL RAMADA #40 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
2881	CAMPGROUND EXPANSION RAMADA #11 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2714	RESIDENCE #2 CARPORT Post Office Box 515 Valley of Fire	416	1978	10/16/2012	\$0	\$0	\$0		\$8,320	
2883	CAMPGROUND EXPANSION RAMADA #13 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2884	CAMPGROUND EXPANSION RAMADA #14 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2885	CAMPGROUND EXPANSION RAMADA #15 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2886	CAMPGROUND EXPANSION RAMADA #16 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2887	CAMPGROUND EXPANSION RAMADA #17 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2888	CAMPGROUND EXPANSION RAMADA #18 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2889	CAMPGROUND EXPANSION RAMADA #19 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2890	CAMPGROUND EXPANSION RAMADA #20 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2891	CAMPGROUND EXPANSION RAMADA #21 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2892	CAMPGROUND EXPANSION RAMADA #22 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
2880	CAMPGROUND EXPANSION RAMADA #10 Post Office Box 515 Valley of Fire	150	2007	10/16/2012	\$0	\$0	\$0		\$3,500	
1272	MOUSE'S TANK RAMADA #01 Post Office Box 515 Valley of Fire	1320	1974	10/16/2012	\$0	\$0	\$0		\$26,400	
1258	SMALL RAMADA #30 Post Office Box 515 Valley of Fire	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1259	SMALL RAMADA #31	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1260	SMALL RAMADA #32	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1261	SMALL RAMADA #33	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1262	SMALL RAMADA #34	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1263	SMALL RAMADA #35	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1264	SMALL RAMADA #36	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1265	SMALL RAMADA #37	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1266	SMALL RAMADA #38	160	1981	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1267	SMALL RAMADA #39	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2716	RESIDENCE #4 CARPORT	416	1978	10/16/2012	\$0	\$0	\$0		\$8,320	
	Post Office Box 515			Valley of Fire						
1271	CABIN AREA RAMADA	756	1974	10/16/2012	\$0	\$0	\$0		\$30,240	
	Post Office Box 515			Valley of Fire						
2715	RESIDENCE #3 CARPORT	416	1978	10/16/2012	\$0	\$0	\$0		\$8,320	
	Post Office Box 515			Valley of Fire						
1273	MOUSE'S TANK RAMADA #02	1320	1974	10/16/2012	\$0	\$0	\$0		\$26,400	
	Post Office Box 515			Valley of Fire						
1274	ATLATL ROCK RAMADA #01	1320	1974	10/16/2012	\$0	\$0	\$0		\$26,400	
	Post Office Box 515			Valley of Fire						
1275	ATLATL ROCK RAMADA #02	1320	1974	10/16/2012	\$0	\$0	\$0		\$26,400	
	Post Office Box 515			Valley of Fire						
1276	SEVEN SISTERS LARGE RAMADA #01	1320	1974	10/16/2012	\$0	\$0	\$0		\$26,400	
	Post Office Box 515			Valley of Fire						
1277	SEVEN SISTERS LARGE RAMADA #02	1320	1974	10/16/2012	\$0	\$0	\$0		\$26,400	
	Post Office Box 515			Valley of Fire						

Site number: 9963

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1279	VOF SHOP STORAGE POD	192	1995	10/16/2012	\$0	\$0	\$0		\$1,920	
	Post Office Box 515			Valley of Fire						
2223	SMALL RAMADA #43	166	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2225	SEVEN SISTERS SMALL RAMADA #3	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
2226	WHITE DOME RAMADA	750	1998	10/16/2012	\$0	\$0	\$0		\$15,000	
	Post Office Box 515			Valley of Fire						
2713	RESIDENCE #1 CARPORT	416	1978	10/16/2012	\$0	\$0	\$0		\$8,320	
	Post Office Box 515			Valley of Fire						
1257	SMALL RAMADA #29	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
1269	SMALL RAMADA #41	160	1974	10/16/2012	\$0	\$0	\$0		\$3,500	
	Post Office Box 515			Valley of Fire						
<b>Report Totals.....:</b>		<b>58,827</b>			<b>\$135,000</b>	<b>\$1,253,268</b>	<b>\$149,820</b>	<b>\$1,538,088</b>	<b>\$6,913,470</b>	<b>22 %</b>

**Table of Contents**

<b>Building Name</b>	<b>Index #</b>	
VALLEY OF FIRE STATE PARK	9963	
WHITE DOME COMFORT STATION	3154	
WATER TREATMENT SHED	3153	
VISITORS CENTER COMFORT STATION	3152	
VOF ADMINISTRATION BUILDING	3151	
EAST ENTRANCE SST COMFORT STATION	2899	
CABINS SST COMFORT STATION	2898	
LOOP B UPPER SST COMFORT STATION	2897	
LOOP B LOWER SST COMFORT STATION	2896	
RAINBOW VISTA SST COMFORT STATION	2895	
MOUSE'S TANK SST COMFORT STATION #1	2894	
MOUSE'S TANK SST COMFORT STATION #2	2893	
CAMPGROUND EXPANSION RAMADA #22	2892	No Current Projects
CAMPGROUND EXPANSION RAMADA #21	2891	No Current Projects
CAMPGROUND EXPANSION RAMADA #20	2890	No Current Projects
CAMPGROUND EXPANSION RAMADA #19	2889	No Current Projects
CAMPGROUND EXPANSION RAMADA #18	2888	No Current Projects
CAMPGROUND EXPANSION RAMADA #17	2887	No Current Projects
CAMPGROUND EXPANSION RAMADA #16	2886	No Current Projects
CAMPGROUND EXPANSION RAMADA #15	2885	No Current Projects
CAMPGROUND EXPANSION RAMADA #14	2884	No Current Projects
CAMPGROUND EXPANSION RAMADA #13	2883	No Current Projects
CAMPGROUND EXPANSION RAMADA #12	2882	No Current Projects
CAMPGROUND EXPANSION RAMADA #11	2881	No Current Projects
CAMPGROUND EXPANSION RAMADA #10	2880	No Current Projects
CAMPGROUND EXPANSION RAMADA #9	2879	No Current Projects
CAMPGROUND EXPANSION RAMADA #8	2878	No Current Projects
CAMPGROUND EXPANSION GROUP USE RAMAD	2877	No Current Projects
CAMPGROUND EXPANSION RAMADA #6	2876	No Current Projects
CAMPGROUND EXPANSION RAMADA #5	2875	No Current Projects
CAMPGROUND EXPANSION RAMADA #4	2874	No Current Projects
CAMPGROUND EXPANSION RAMADA #3	2873	No Current Projects
CAMPGROUND EXPANSION RAMADA #2	2872	No Current Projects

CAMPGROUND EXPANSION RAMADA #1	2871	No Current Projects
CAMPGROUND EXPANSION COMFORT STATION	2870	
RESIDENCE STORAGE SHED #2	2869	
RESIDENCE STORAGE SHED #1	2868	
RESIDENCE #5	2867	
RESIDENCE #2	2866	
RESIDENCE #1	2865	
CABINS	2720	
RESIDENCE 3 STORAGE	2719	
WELL / PUMP HOUSE	2718	
RESIDENCE #2 RAMADA	2717	No Current Projects
RESIDENCE #4 CARPORT	2716	No Current Projects
RESIDENCE #3 CARPORT	2715	No Current Projects
RESIDENCE #2 CARPORT	2714	No Current Projects
RESIDENCE #1 CARPORT	2713	No Current Projects
WHITE DOME RAMADA	2226	No Current Projects
SEVEN SISTERS SMALL RAMADA #3	2225	No Current Projects
WEST FEE BOOTH	2224	
SMALL RAMADA #43	2223	No Current Projects
VOF SHOP STORAGE POD	1279	No Current Projects
STORAGE (Old Water Treatment Plant)	1278	
SEVEN SISTERS LARGE RAMADA #02	1277	No Current Projects
SEVEN SISTERS LARGE RAMADA #01	1276	No Current Projects
ATLATL ROCK RAMADA #02	1275	No Current Projects
ATLATL ROCK RAMADA #01	1274	No Current Projects
MOUSE'S TANK RAMADA #02	1273	No Current Projects
MOUSE'S TANK RAMADA #01	1272	No Current Projects
CABIN AREA RAMADA	1271	No Current Projects
SMALL RAMADA #42	1270	No Current Projects
SMALL RAMADA #41	1269	No Current Projects
SMALL RAMADA #40	1268	No Current Projects
SMALL RAMADA #39	1267	No Current Projects
SMALL RAMADA #38	1266	No Current Projects
SMALL RAMADA #37	1265	No Current Projects
SMALL RAMADA #36	1264	No Current Projects
SMALL RAMADA #35	1263	No Current Projects
SMALL RAMADA #34	1262	No Current Projects
SMALL RAMADA #33	1261	No Current Projects

SMALL RAMADA #32	1260	No Current Projects
SMALL RAMADA #31	1259	No Current Projects
SMALL RAMADA #30	1258	No Current Projects
SMALL RAMADA #29	1257	No Current Projects
SMALL RAMADA #28	1256	No Current Projects
SMALL RAMADA #27	1255	No Current Projects
SMALL RAMADA #26	1254	No Current Projects
SMALL RAMADA #25	1253	No Current Projects
SMALL RAMADA #24	1252	No Current Projects
SMALL RAMADA #23	1251	No Current Projects
SMALL RAMADA #22	1250	No Current Projects
SMALL RAMADA #21	1249	No Current Projects
SMALL RAMADA #20	1248	No Current Projects
SMALL RAMADA #19	1247	No Current Projects
SMALL RAMADA #18	1246	No Current Projects
SMALL RAMADA #17	1245	No Current Projects
SMALL RAMADA #16	1244	No Current Projects
SMALL RAMADA #15	1243	No Current Projects
SMALL RAMADA #14	1242	No Current Projects
SMALL RAMADA #13	1241	No Current Projects
SMALL RAMADA #12	1240	No Current Projects
SMALL RAMADA #11	1239	No Current Projects
SMALL RAMADA #10	1238	No Current Projects
SMALL RAMADA #09	1237	No Current Projects
SMALL RAMADA #08	1236	No Current Projects
SMALL RAMADA #07	1235	No Current Projects
SMALL RAMADA #06	1234	No Current Projects
SMALL RAMADA #05	1233	No Current Projects
SMALL RAMADA #04	1232	No Current Projects
SMALL RAMADA #03	1231	No Current Projects
SMALL RAMADA #02	1230	No Current Projects
SMALL RAMADA #01	1229	No Current Projects
FLAMMABLE STORAGE	1223	
EAST MAP RAMADA	1222	
WEST COMFORT STATION	0575	
GROUP USE AREA COMFORT STATION #7	0572	
GROUP USE AREA COMFORT STATION #6	0571	
GROUP USE AREA COMFORT STATION #5	0570	

SEVEN SISTERS COMFORT STATION #2	0567	
ATLATL ROCK COMFORT STATION	0566	
SMALL CAMPGROUND A COMFORT STATION	0565	
SEVEN SISTERS SMALL RAMADA #02	0564	No Current Projects
SEVEN SISTERS SMALL RAMADA #01	0563	No Current Projects
WEST MAP RAMADA	0562	No Current Projects
GROUP RAMADA #03	0561	No Current Projects
GROUP RAMADA #02	0560	No Current Projects
GROUP RAMADA #01	0559	No Current Projects
VALLEY OF FIRE VISITORS CENTER	0558	
VOF STORAGE #2	0557	
VOF STORAGE #1	0556	
VOF MAINTENANCE SHOP	0555	
CAMPGROUND A SHOWER BUILDING	0554	
VOF RESIDENCE #4	0526	
VOF RESIDENCE #3	0519	

**VALLEY OF FIRE STATE PARK**

SPWB Facility Condition Analysis - 9963

Survey Date: 10/16/2012

**VALLEY OF FIRE STATE PARK****BUILDING REPORT**

The Valley of Fire State Park is located about 55 miles northeast of Las Vegas. This very well maintained park has the distinction of being Nevada's first state park. The area was designated a state park in 1935, and provides hiking, picnicking and camping opportunities year round. The site attractions include ancient petroglyphs, historical monuments and points of interest, unusual sandstone and rock formations, and petrified logs. The water system consists of a well located near Atlatl campground and has 3 10,000 gallon underground storage tanks with the water pumped to underground storage tanks located above the residence area which then gravity feeds the park. The tanks located by the residence areas are showing their age as well as the distribution lines which constantly fail. This will be addressed in the report.

This report will address needs for buildings, systems, paving, ramadas (shade structures) and restrooms on the site.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PARKING****Project Index #: 9963ADA3****Construction Cost \$15,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel at 6 Comfort Stations across the site are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk at the Atlatl, West Entrance, Mouse's Tank #1 & #2, Rainbow Vista and East Entrance Comfort Stations. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**ARCH ROCK CAMPGROUND ADA UPGRADES****Project Index #: 9963ADA2****Construction Cost \$10,000**

The designated ADA accessible campsite at the Arch Rock campground does not meet current accessibility guidelines. Required features of an accessible campsite may include a 20'-0" wide drive aisle for RV/ tent trailer sites and accessible amenities on an accessible route to existing restroom including the grill, picnic table, fire ring and water & electric utilities. This project provides for upgrading one existing campsite at Arch Rock to accessible campsites. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**FUEL TANK REPLACEMENT****Project Index #: 9963SIT7****Construction Cost \$25,000**

The above ground fuel storage tank and distribution system was installed in 1996. Staff noted that it has had leaks, the pumps have been repaired several times and the totalizer is inaccurate. The tank and delivery system has reached the end of its useful life and should be scheduled for replacement. This project recommends replacing the 2,000 gallon capacity storage tank and the associated pumping system. The estimate includes removal and disposal of the existing equipment.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$860,400****Necessary - Not Yet Critical****Two to Four Years****ASPHALT PAVING REPLACEMENT (MAINTENANCE YARD)****Project Index #: 9963SIT6****Construction Cost \$120,000**

The asphalt paving in the maintenance yard area is failing, with significant alligatoring, settling and cracks observed. This project covers the removal and replacement of the existing asphalt in the maintenance yard up to the access road that NDOT maintains. Striping for safety, parking and loading zones is included in this estimate. 24,000 square feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**ATLATL ROCK SITE UPGRADES****Project Index #: 9963EXT4****Construction Cost \$20,000**

There is an exterior stair system that provides access to the Atlatl Rock petroglyphs site. The paint on the stairs and guardrails is peeling, and some metal is exposed to the elements. The Lexan panel at the top of the stairs has become cloudy and has many scratches due to wind and sand as well as vandalism.

This project provides for cleaning and prep of the stringers, guardrails and other structural elements, and the application of an epoxy-based paint and replacing the Lexan panel with a more durable product. This work should be performed off season, to minimize interruption of access to the site.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**COMPOSTING TOILET MODIFICATIONS****Project Index #: 9963ENV4****Construction Cost \$6,000**

The Valley of Fire State Park has two Clivus composting comfort stations. These are 'dry' restroom facilities with a holding tank located under the building. This system, working via microbial action, breaks down the wastes.

This type of system does not work well at its remote location. They are very labor intensive. Due to their intermittent use and desert location, the composting mass has been drying out, which interrupts the decomposition process and makes the materials difficult to remove. To remedy this, staff has to manually haul water and sawdust to the comfort station and then mix it with the waste.

This project recommends the installation of a moistening system, available from the manufacturer, which introduces a few gallons of water into the tank to keep the composting process operational year round.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**REPLACE UNDERGROUND WATER PIPE, ROAD****Project Index #: 9963PLM1****Construction Cost \$316,800**

The Valley of Fire State Park is served by wells for domestic water use. The piping that serves the "loop road" is of an older thin walled blue plastic. The pipe requires frequent service and repair due to the age and condition of the system.

This project recommends replacing the existing water main with a new, Schedule 80 plastic pipe system. The park is operational year round, so it will be necessary to trench, lay the pipe, backfill and make connections concurrent with ongoing park activities. Two (2) miles of piping was used for this estimate including trenching and backfill.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

### **REPLACE UNDERGROUND WATER PIPE, VISITORS CENTER**

**Project Index #: 9963PLM2**

**Construction Cost \$237,600**

The Valley of Fire State Park is served by wells for domestic water use. A portion of the piping between the main well house and the Visitors Center at the north end of the park is of an older 4" ductile iron. The pipe requires frequent service and repair due to the age and condition of the system.

This project recommends replacing the existing main with a new, Schedule 80 plastic pipe system. The park is operational year round, so it will be necessary to trench, lay the pipe, backfill and make connections concurrent with ongoing park activities.

1-1/2 miles of pipe was used for this estimate including trenching and backfill.

This project or a portion thereof was previously recommended in the FCA report dated 04/11/2002 and 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

### **WATER TANK REPLACEMENT**

**Project Index #: 9963PLM4**

**Construction Cost \$35,000**

There are a total of 6 water storage tanks at the site. Four of them are older underground steel tanks including 2 - 5,000 gallon tanks near the maintenance yard and 2 - 1,600 gallon above ground tanks at the Group Use Area. The average life span of a water storage tank is forty to fifty years. These tanks were installed in 1964. With the passage of time the tanks have deteriorated and should be scheduled for replacement in the next 3-4 years. This project would provide for new water storage tanks to be installed including connections to existing utilities.

### **WELL REPLACEMENT**

**Project Index #: 9963PLM3**

**Construction Cost \$125,000**

According to staff, the existing well is currently about 1,100 feet deep and has a 6" diameter casing that has deteriorated and is bent in several places. It is no longer reliable and should be scheduled for replacement. It is recommended to cap and abandon the existing well, drill a new well and install new casing and pumps as needed.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$57,780**

**Long-Term Needs**

**Four to Ten Years**

### **EXTERIOR FINISHES, RAMADAS**

**Project Index #: 9963EXT5**

**Construction Cost \$57,780**

There are 80 steel shade ramadas and 4 steel carports in different locations throughout the site which add up to a total of 28,890 square feet. It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide for painting of the structures and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structures.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$50,000</b>
<b>Priority Class 2:</b>	<b>\$860,400</b>
<b>Priority Class 3:</b>	<b>\$57,780</b>
<b>Grand Total:</b>	<b>\$968,180</b>

**WHITE DOME COMFORT STATION**

SPWB Facility Condition Analysis - 3154

Survey Date: 10/16/2012

**WHITE DOME COMFORT STATION  
BUILDING REPORT**

The Comfort Station is a concrete masonry unit and steel framed structure with a metal roofing system on a concrete foundation. It has Men's and Women's restrooms and is the only CLIVUS style composting restrooms in the park. The building is not ADA compliant.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$7,000**  
**Currently Critical** **Immediate to Two Years**

**ADA RESTROOM REMODEL**

**Project Index #: 3154ADA1**  
**Construction Cost \$7,000**

The comfort station does not have an ADA accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$2,400**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 3154EXT1**  
**Construction Cost \$1,200**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES**

**Project Index #: 3154INT1**  
**Construction Cost \$1,200**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

**Gross Area (square feet): 240**  
**Year Constructed: 1974**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1      Basement?   No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Concrete Masonry Units & Steel**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$7,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$39.17</b>
<b>Priority Class 2:</b>	<b>\$2,400</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$36,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$9,400</b>	<b>FCNI:</b>	<b>26%</b>

**WATER TREATMENT SHED**

SPWB Facility Condition Analysis - 3153

Survey Date: 10/16/2012

## WATER TREATMENT SHED BUILDING REPORT

The Water Treatment Shed is a prefabricated metal building on a concrete slab on grade which contains the chemical water treatment equipment. It is located adjacent to the well and pump house.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,100****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 3153EXT1****Construction Cost \$100**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**WATER TREATMENT SYSTEM REPLACEMENT****Project Index #: 3153PLM1****Construction Cost \$20,000**

The existing automatic chlorine injection system in the building is older and the State Health Department has recommended an upgrade to the system. Poor production from the system causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing system with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

**BUILDING INFORMATION:****Gross Area (square feet): 32****Year Constructed: 0****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % H-4****IBC Occupancy Type 2: 0 %****Construction Type: Metal Building****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$628.13</b>
<b>Priority Class 2:</b>	<b>\$20,100</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$2,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$20,100</b>	<b>FCNI:</b>	<b>1005%</b>

**VISITORS CENTER COMFORT STATION**

SPWB Facility Condition Analysis - 3152

Survey Date: 10/16/2012

## **VISITORS CENTER COMFORT STATION BUILDING REPORT**

The Comfort Station is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It has Men's and Women's ADA compliant restroom facilities and is located adjacent to the Visitor's Center.

**PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: **\$2,250****Long-Term Needs****Four to Ten Years**Project Index #: **3152EXT1****EXTERIOR FINISHES**Construction Cost **\$2,250**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**Gross Area (square feet): **450**Year Constructed: **2009**Exterior Finish 1: **100 % Concrete Masonry U**Exterior Finish 2: **0 %**Number of Levels (Floors): **1** Basement? **No**IBC Occupancy Type 1: **100 % B**IBC Occupancy Type 2: **0 %**Construction Type: **Concrete Masonry Units & Steel**IBC Construction Type: **V-B**Percent Fire Suppressed: **0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$112,000
Priority Class 3:	\$2,250	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$2,250	FCNI:	2%

## VOF ADMINISTRATION BUILDING

SPWB Facility Condition Analysis - 3151

Survey Date: 10/16/2012

## VOF ADMINISTRATION BUILDING BUILDING REPORT

The Administration Building is a concrete masonry unit and steel framed structure with a single-ply roofing system on a concrete foundation. It contains office spaces, storage and a conference room for park personnel. The building has a split HVAC system and has a fire alarm and sprinkler system.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$11,840****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 3151EXT1****Construction Cost \$5,920**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 3151INT1****Construction Cost \$5,920**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 1,184****Year Constructed: 2009****Exterior Finish 1: 50 % Concrete Masonry U****Exterior Finish 2: 50 % Metal Cladding/Glazi****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Concrete Masonry Units & Steel****IBC Construction Type: V-B****Percent Fire Suppressed: 100 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$326,000</b>
<b>Priority Class 3:</b>	<b>\$11,840</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$275</b>
<b>Grand Total:</b>	<b>\$11,840</b>	<b>FCNI:</b>	<b>4%</b>

**EAST ENTRANCE SST COMFORT STATION**

SPWB Facility Condition Analysis - 2899

Survey Date: 10/16/2012

## **EAST ENTRANCE SST COMFORT STATION BUILDING REPORT**

The comfort station is a precast Men's' and Women's restroom located at the east entrance of the park. The building has ADA signage and is mostly ADA compliant.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$900**

**Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 2899EXT1**

**Construction Cost \$900**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 180**

**Year Constructed: 2007**

**Exterior Finish 1: 100 % Precast Concrete**

**Exterior Finish 2: 0 %**

**Number of Levels (Floors): 1      Basement?    No**

**IBC Occupancy Type 1: 100 % B**

**IBC Occupancy Type 2: 0 %**

**Construction Type: Precast Concrete**

**IBC Construction Type: V-B**

**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$900</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$139</b>
<b>Grand Total:</b>	<b>\$900</b>	<b>FCNI:</b>	<b>4%</b>

**CABINS SST COMFORT STATION**

SPWB Facility Condition Analysis - 2898

Survey Date: 10/16/2012

## **CABINS SST COMFORT STATION BUILDING REPORT**

The comfort station is a precast Men's' and Women's restroom located in the cabins area of the park. The building has ADA signage but is not ADA compliant.

<b>PRIORITY CLASS 3 PROJECTS</b>	<b>Total Construction Cost for Priority 3 Projects:</b>	<b>\$900</b>
<b>Long-Term Needs</b>	<b>Four to Ten Years</b>	

<b>EXTERIOR/ INTERIOR FINISHES</b>	<b>Project Index #: 2898EXT1</b>
	<b>Construction Cost \$900</b>

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet):	180
Year Constructed:	2007
Exterior Finish 1:	100 % Precast Concrete
Exterior Finish 2:	0 %
Number of Levels (Floors):	100 Basement? No
IBC Occupancy Type 1:	100 % B
IBC Occupancy Type 2:	0 %
Construction Type:	Precast Concrete
IBC Construction Type:	V-B
Percent Fire Supressed:	0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$139
Grand Total:	\$900	FCNI:	4%

**LOOP B UPPER SST COMFORT STATION**

SPWB Facility Condition Analysis - 2897

Survey Date: 10/16/2012

## **LOOP B UPPER SST COMFORT STATION BUILDING REPORT**

The comfort station is a precast Men's' and Women's restroom located in loop B of the campground.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$900**

**Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 2897EXT1**

**Construction Cost \$900**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 180**

**Year Constructed: 2007**

**Exterior Finish 1: 100 % Precast Concrete**

**Exterior Finish 2: 0 %**

**Number of Levels (Floors): 100 Basement? No**

**IBC Occupancy Type 1: 100 % B**

**IBC Occupancy Type 2: 0 %**

**Construction Type: Precast Concrete**

**IBC Construction Type: V-B**

**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$900</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$139</b>
<b>Grand Total:</b>	<b>\$900</b>	<b>FCNI:</b>	<b>4%</b>

**LOOP B LOWER SST COMFORT STATION**

SPWB Facility Condition Analysis - 2896

Survey Date: 10/16/2012

## LOOP B LOWER SST COMFORT STATION

### BUILDING REPORT

The comfort station is a precast Men's' and Women's restroom located in loop B of the campground.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$900**

Long-Term Needs

Four to Ten Years

**EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 2896EXT1**

**Construction Cost \$900**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 180

Year Constructed: 2007

Exterior Finish 1: 100 % Concrete

Exterior Finish 2: 0 %

Number of Levels (Floors): 100 Basement? No

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: 0 %

Construction Type: Precast Concrete

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$25,000
Priority Class 3:	\$900	Facility Replacement Cost per Square Foot:	\$139
Grand Total:	\$900	FCNI:	4%

**RAINBOW VISTA SST COMFORT STATION**

SPWB Facility Condition Analysis - 2895

Survey Date: 10/16/2012

## RAINBOW VISTA SST COMFORT STATION BUILDING REPORT

The comfort station is a precast Unisex restroom located in Rainbow Vista.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$390**

Long-Term Needs

Four to Ten Years

**EXTERIOR/ INTERIOR FINISHES**

**Project Index #: 2895EXT1**

**Construction Cost \$390**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 78**

**Year Constructed: 2007**

**Exterior Finish 1: 100 % Precast Concrete**

**Exterior Finish 2: 0 %**

**Number of Levels (Floors): 1      Basement?    No**

**IBC Occupancy Type 1: 100 % B**

**IBC Occupancy Type 2: 0 %**

**Construction Type: Precast Concrete**

**IBC Construction Type: V-B**

**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$390	Facility Replacement Cost per Square Foot:	\$154
Grand Total:	\$390	FCNI:	3%

**MOUSE'S TANK SST COMFORT STATION #1**

SPWB Facility Condition Analysis - 2894

Survey Date: 10/16/2012

**MOUSE'S TANK SST COMFORT STATION #1****BUILDING REPORT**

The comfort station is a precast Men's' and Women's ADA compliant restroom located in the Mouse's Tank Picnic area.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$900****Long-Term Needs****Four to Ten Years****Project Index #: 2894ELE1****EXTERIOR/ INTERIOR FINISHES****Construction Cost \$900**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 180****Year Constructed: 2007****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$900</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$139</b>
<b>Grand Total:</b>	<b>\$900</b>	<b>FCNI:</b>	<b>4%</b>

**MOUSE'S TANK SST COMFORT STATION #2**

SPWB Facility Condition Analysis - 2893

Survey Date: 10/16/2012

**MOUSE'S TANK SST COMFORT STATION #2****BUILDING REPORT**

The comfort station is a precast Men's and Women's ADA compliant restroom located in the Mouse's Tank Trailhead area.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$900****Long-Term Needs****Four to Ten Years****EXTERIOR/ INTERIOR FINISHES****Project Index #: 2893EXT1****Construction Cost \$900**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the interior and exterior of the building. Included in the cost are cleaning and sealing the precast concrete and caulking of the windows, flashing, fixtures and all other penetrations. An epoxy paint is recommended on the interior precast concrete. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:****Gross Area (square feet): 180****Year Constructed: 2007****Exterior Finish 1: 100 % Precast Concrete****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: 0 %****Construction Type: Precast Concrete****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$25,000</b>
<b>Priority Class 3:</b>	<b>\$900</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$139</b>
<b>Grand Total:</b>	<b>\$900</b>	<b>FCNI:</b>	<b>4%</b>

## CAMPGROUND EXPANSION COMFORT STATION BUILDING REPORT

The Comfort Station is a concrete masonry unit and steel framed structure on a concrete foundation. It is located in the newer campground expansion area and has ADA compliant restroom and showers along with ADA access to two ADA designated campsites. The facility is in excellent shape.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$7,250**  
**Long-Term Needs** **Four to Ten Years**

### EXTERIOR FINISHES

**Project Index #: 2870EXT1**  
**Construction Cost \$2,625**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

### INTERIOR FINISHES

**Project Index #: 2870INT1**  
**Construction Cost \$2,625**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

### WATER HEATER REPLACEMENT

**Project Index #: 2870PLM1**  
**Construction Cost \$2,000**

There is an 80 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

### BUILDING INFORMATION:

**Gross Area (square feet): 525**  
**Year Constructed: 2007**  
**Exterior Finish 1: 100 % Concrete Masonry U**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Concrete Masonry & Steel**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

### PROJECT CONSTRUCTION COST TOTALS SUMMARY:

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$13.81</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$79,000</b>
<b>Priority Class 3:</b>	<b>\$7,250</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$7,250</b>	<b>FCNI:</b>	<b>9%</b>

**RESIDENCE STORAGE SHED #2**

SPWB Facility Condition Analysis - 2869

Survey Date: 10/16/2012

## **RESIDENCE STORAGE SHED #2**

### **BUILDING REPORT**

The Storage Shed is a portable wood framed structure located in the ranger residence area.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$500**

**Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES**

**Project Index #: 2869EXT1**

**Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 100**

**Year Constructed: 2008**

**Exterior Finish 1: 100 % Painted Wood Siding**

**Exterior Finish 2: 0 %**

**Number of Levels (Floors): 1      Basement?    No**

**IBC Occupancy Type 1: 100 % U**

**IBC Occupancy Type 2: 0 %**

**Construction Type: Portable Wood Shed**

**IBC Construction Type: V-B**

**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$2,000</b>
<b>Priority Class 3:</b>	<b>\$500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$20</b>
<b>Grand Total:</b>	<b>\$500</b>	<b>FCNI:</b>	<b>25%</b>

**RESIDENCE STORAGE SHED #1**

SPWB Facility Condition Analysis - 2868

Survey Date: 10/16/2012

**RESIDENCE STORAGE SHED #1****BUILDING REPORT**

The Storage Shed is a portable wood framed structure located in the ranger residence area.

**PRIORITY CLASS 3 PROJECTS**

Total Construction Cost for Priority 3 Projects: \$500

**Long-Term Needs****Four to Ten Years**

Project Index #: 2868EXT1

**EXTERIOR FINISHES**

Construction Cost \$500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

Gross Area (square feet): 100

Year Constructed: 2008

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % U

IBC Occupancy Type 2: 0 %

Construction Type: Portable Wood Shed

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$500	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$500	FCNI:	25%

**RESIDENCE #5**

SPWB Facility Condition Analysis - 2867

Survey Date: 10/16/2012

## RESIDENCE #5

### BUILDING REPORT

Residence #5 is a wood framed modular residence with a metal roofing system on a concrete foundation. It contains bedrooms, bathrooms, and a living, dining and kitchen area. The new residence is in excellent shape.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$7,020**  
**Necessary - Not Yet Critical** **Two to Four Years**

**INTERIOR FINISHES**

**Project Index #: 2867INT1**  
**Construction Cost \$7,020**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**PRIORITY CLASS 3 PROJECTS** **Total Construction Cost for Priority 3 Projects: \$7,020**  
**Long-Term Needs** **Four to Ten Years**

**EXTERIOR FINISHES**

**Project Index #: 2867EXT1**  
**Construction Cost \$7,020**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,404**  
**Year Constructed: 2008**  
**Exterior Finish 1: 100 % Cement Fiberboard**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Modular Home**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$7,020</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$246,000</b>
<b>Priority Class 3:</b>	<b>\$7,020</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$14,040</b>	<b>FCNI:</b>	<b>6%</b>

**RESIDENCE #2**

SPWB Facility Condition Analysis - 2866

Survey Date: 10/16/2012

**RESIDENCE #2****BUILDING REPORT**

Residence #2 is a wood framed modular residence with a metal roofing system on a concrete foundation. It contains bedrooms, bathrooms, and a living, dining and kitchen area. The new residence is in excellent shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$7,020****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2866EXT1****EXTERIOR FINISHES****Construction Cost \$7,020**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$7,020****Long-Term Needs****Four to Ten Years****Project Index #: 2866INT1****INTERIOR FINISHES****Construction Cost \$7,020**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:****Gross Area (square feet): 1,404****Year Constructed: 2008****Exterior Finish 1: 100 % Cement Fiberboard****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: 0 %****Construction Type: Modular Home****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$7,020</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$246,000</b>
<b>Priority Class 3:</b>	<b>\$7,020</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$14,040</b>	<b>FCNI:</b>	<b>6%</b>

**RESIDENCE #1**

SPWB Facility Condition Analysis - 2865

Survey Date: 10/16/2012

**RESIDENCE #1  
BUILDING REPORT**

Residence #2 is a wood framed modular residence with a metal roofing system on a concrete foundation. It contains bedrooms, bathrooms, and a living, dining and kitchen area. The new residence is in excellent shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$9,020****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2865EXT1****Construction Cost \$7,020**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**EXTERIOR STAIR HANDRAIL REPLACEMENT****Project Index #: 2865SFT1****Construction Cost \$2,000**

The stair handrails on the exterior steps are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and they do not appear to be structurally capable of resisting loads of 50 plf as prescribed in the building code. The code also requires a guardrail anywhere there is an elevation change that exceeds 30 inches. This project recommends the installation of handrails at the stairs and guardrails around the perimeter of the patio in accordance with IBC Section 1012.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$7,020****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 2865INT1****Construction Cost \$7,020**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,404**  
**Year Constructed: 2008**  
**Exterior Finish 1: 100 % Cement Fiberboard**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1      Basement?   No**  
**IBC Occupancy Type 1: 0    % R-3**  
**IBC Occupancy Type 2: 0    %**  
**Construction Type: Modular Home**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0    %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$11.42</b>
<b>Priority Class 2:</b>	<b>\$9,020</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$246,000</b>
<b>Priority Class 3:</b>	<b>\$7,020</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$16,040</b>	<b>FCNI:</b>	<b>7%</b>

**CABINS**

SPWB Facility Condition Analysis - 2720

Survey Date: 10/16/2012

## CABINS

### BUILDING REPORT

The Cabins are native stone structures that were built by the CCC (Civilian Conservation Corps) in the 1930's. They were built to provide shelter for passing travelers and consist of three open rooms with fireplaces. New metal roofing was installed in 2006 to maintain the integrity of the cabins and prevent accelerated wear from moisture intrusion.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$5,880**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES**

**Project Index #: 2720EXT1**  
**Construction Cost \$5,880**

It is important to maintain the finish, weather resistance and appearance of the structures. This project would provide funding to protect the exterior of the structures excluding the roof. Included in the cost is sealing and re-pointing the stone to maintain its natural look. It is recommended that the structures be sealed and re-pointed as needed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:**

**Gross Area (square feet): 588**  
**Year Constructed: 1935**  
**Exterior Finish 1: 100 % Native Sandstone**  
**Exterior Finish 2: 0 %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % U**  
**IBC Occupancy Type 2: 0 %**  
**Construction Type: Native sandstone construction**  
**IBC Construction Type: V-B**  
**Percent Fire Suppressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$5,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$74,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$125</b>
<b>Grand Total:</b>	<b>\$5,880</b>	<b>FCNI:</b>	<b>8%</b>

**RESIDENCE 3 STORAGE**

SPWB Facility Condition Analysis - 2719

Survey Date: 10/16/2012

## RESIDENCE 3 STORAGE

### BUILDING REPORT

The Residence 3 Storage is a wood framed portable building which is located adjacent to Residence 3. It has T1-11 siding and an asphalt composition roof. The structure is in excellent shape.

**PRIORITY CLASS 2 PROJECTS**

Total Construction Cost for Priority 2 Projects: \$1,100

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 2719EXT1

Construction Cost \$1,100

**EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:**

Gross Area (square feet): 220

Year Constructed: 1995

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: 0 %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % S-2

IBC Occupancy Type 2: 0 %

Construction Type: Portable Wood Shed

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$1,100	Total Facility Replacement Construction Cost:	\$4,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$1,100	FCNI:	28%

**WELL / PUMP HOUSE**

SPWB Facility Condition Analysis - 2718

Survey Date: 10/16/2012

**WELL / PUMP HOUSE****BUILDING REPORT**

The Well / Pump House is located adjacent to the Atlatl Rock area. The concrete and stucco structure contains the well pump for potable water for use in the park. During the survey in April of 2007 and in 2012, staff indicated that they were having problems with the well casing and the well in general, which is located adjacent to the building. A project will address that issue in the report. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2718EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**Project Index #: 2718INT1****INTERIOR FINISHES****Construction Cost \$500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:****Gross Area (square feet): 100****Year Constructed: 1998****Exterior Finish 1: 100 % Painted Stucco / EIFS****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Concrete and Stucco****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$1,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$20,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$1,000</b>	<b>FCNI:</b>	<b>5%</b>

**WEST FEE BOOTH**

SPWB Facility Condition Analysis - 2224

Survey Date: 10/16/2012

## WEST FEE BOOTH

### BUILDING REPORT

The West Fee Booth is a concrete masonry unit and stucco structure on a concrete slab-on-grade. Located along the west entrance, this facility acts as the fee collection and information center for visitors entering the park. The building is in excellent shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$1,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2224EXT1****EXTERIOR FINISHES****Construction Cost \$500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal panels and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**Project Index #: 2224INT1****INTERIOR FINISHES****Construction Cost \$500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:****Gross Area (square feet): 100****Year Constructed: 1998****Exterior Finish 1: 50 % Concrete Masonry U****Exterior Finish 2: 50 % Painted Stucco / EIFS****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units and Steel****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$1,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$40,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$400</b>
<b>Grand Total:</b>	<b>\$1,000</b>	<b>FCNI:</b>	<b>3%</b>

**STORAGE (Old Water Treatment Plant)**

SPWB Facility Condition Analysis - 1278

Survey Date: 10/16/2012

**STORAGE (Old Water Treatment Plant)****BUILDING REPORT**

The Storage building is a concrete masonry unit structure located on a dirt road north of the main highway and west of the campground area. This building used to be a water treatment plant but has been abandoned. It is in fair shape and is rarely used.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$3,230****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 1278EXT1****Construction Cost \$1,615**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**INTERIOR FINISHES****Project Index #: 1278INT1****Construction Cost \$1,615**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$3,230****Long-Term Needs****Four to Ten Years****DEMOLISH STRUCTURE****Project Index #: 1278EXT2****Construction Cost \$3,230**

The structure is dilapidated and deteriorating and has reached the end of its useful life. It is approaching 50 years of age and has rodent and insect infestations. This project would provide funding for the demolition and disposal of the building.

**BUILDING INFORMATION:**

**Gross Area (square feet): 323**  
**Year Constructed: 1964**  
**Exterior Finish 1: 100 % Painted CMU**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % S-2**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$20.00</b>
<b>Priority Class 2:</b>	<b>\$3,230</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$32,000</b>
<b>Priority Class 3:</b>	<b>\$3,230</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$6,460</b>	<b>FCNI:</b>	<b>20%</b>

**FLAMMABLE STORAGE**

SPWB Facility Condition Analysis - 1223

Survey Date: 10/16/2012

**FLAMMABLE STORAGE  
BUILDING REPORT**

The Flammable Storage is an engineered metal building with a painted gypsum board interior on a concrete slab-on-grade which is located in the maintenance yard. The structure is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$5,880****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 1223EXT3****Construction Cost \$3,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the double door assembly with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**EXTERIOR FINISHES****Project Index #: 1223EXT1****Construction Cost \$480**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**INTERIOR FINISHES****Project Index #: 1223INT1****Construction Cost \$2,400**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:**

**Gross Area (square feet): 480**  
**Year Constructed: 1972**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % S-1**  
**IBC Occupancy Type 2: %**  
**Construction Type: Engineered Metal Building**  
**IBC Construction Type: III-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$12.25</b>
<b>Priority Class 2:</b>	<b>\$5,880</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$24,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$50</b>
<b>Grand Total:</b>	<b>\$5,880</b>	<b>FCNI:</b>	<b>25%</b>

**EAST MAP RAMADA**

SPWB Facility Condition Analysis - 1222

Survey Date: 10/16/2012

**EAST MAP RAMADA****BUILDING REPORT**

The East Map Ramada is a steel post and beam structure on a concrete slab-on-grade. It has a steel decking roof system and some native stone half walls with areas designated for displays. The building is in good shape.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$4,500****Long-Term Needs****Four to Ten Years****Project Index #: 1222EXT1****EXTERIOR FINISHES****Construction Cost \$4,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. This project should be completed on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 900****Year Constructed: 1974****Exterior Finish 1: 50 % Stone and Concrete****Exterior Finish 2: 50 % Open****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Stone, Concrete and Steel****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$135,000</b>
<b>Priority Class 3:</b>	<b>\$4,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$4,500</b>	<b>FCNI:</b>	<b>3%</b>

**WEST COMFORT STATION**

SPWB Facility Condition Analysis - 0575

Survey Date: 10/16/2012

**WEST COMFORT STATION  
BUILDING REPORT**

The West Comfort Station is a concrete masonry unit structure with some corrugated steel decking used as siding which contains signed ADA accessible toilets for Men and Women. The building and route of travel from parking is not fully ADA compliant.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0575ADA1****Construction Cost \$15,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$9,540****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR DOOR REPLACEMENT****Project Index #: 0575EXT2****Construction Cost \$4,500**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the three doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

**EXTERIOR FINISHES****Project Index #: 0575EXT1****Construction Cost \$1,270**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES****Project Index #: 0575INT1****Construction Cost \$1,270**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted or sealed at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**WATER HEATER REPLACEMENT****Project Index #: 0575PLM1****Construction Cost \$2,500**

There is a 10 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**BUILDING INFORMATION:**

Gross Area (square feet): 254  
Year Constructed: 1979  
Exterior Finish 1: 40 % Concrete Masonry U  
Exterior Finish 2: 60 % Corrugated Steel  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % B  
IBC Occupancy Type 2: %  
Construction Type: Concrete Masonry Units and Steel  
IBC Construction Type: III-B  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$96.61
Priority Class 2:	\$9,540	Total Facility Replacement Construction Cost:	\$44,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$24,540	FCNI:	56%

**GROUP USE AREA COMFORT STATION #7**

SPWB Facility Condition Analysis - 0572

Survey Date: 10/16/2012

**GROUP USE AREA COMFORT STATION #7****BUILDING REPORT**

The Group Use Area Comfort Station #7 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$20,000****Currently Critical****Immediate to Two Years****Project Index #: 0572EXT1****COMFORT STATION REPLACEMENT****Construction Cost \$20,000**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1964****Exterior Finish 1: 40 % Concrete Masonry U****Exterior Finish 2: 60 % Corrugated Steel****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units and Steel****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$20,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$69.44</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$50,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$20,000</b>	<b>FCNI:</b>	<b>40%</b>

**GROUP USE AREA COMFORT STATION #6**

SPWB Facility Condition Analysis - 0571

Survey Date: 10/16/2012

**GROUP USE AREA COMFORT STATION #6****BUILDING REPORT**

The Group Use Area Comfort Station #6 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0571EXT1****Construction Cost \$20,000****COMFORT STATION REPLACEMENT**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1964****Exterior Finish 1: 40 % Concrete Masonry U****Exterior Finish 2: 60 % Corrugated Steel****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units and Steel****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$69.44</b>
<b>Priority Class 2:</b>	<b>\$20,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$50,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$20,000</b>	<b>FCNI:</b>	<b>40%</b>

**GROUP USE AREA COMFORT STATION #5**

SPWB Facility Condition Analysis - 0570

Survey Date: 10/16/2012

**GROUP USE AREA COMFORT STATION #5****BUILDING REPORT**

The Group Use Area Comfort Station #5 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0570EXT1****Construction Cost \$20,000****COMFORT STATION REPLACEMENT**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1964****Exterior Finish 1: 40 % Concrete Masonry U****Exterior Finish 2: 60 % Corrugated Steel****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units and Steel****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$69.44</b>
<b>Priority Class 2:</b>	<b>\$20,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$50,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$20,000</b>	<b>FCNI:</b>	<b>40%</b>

**SEVEN SISTERS COMFORT STATION #2**

SPWB Facility Condition Analysis - 0567

Survey Date: 10/16/2012

**SEVEN SISTERS COMFORT STATION #2****BUILDING REPORT**

The Seven Sisters Comfort Station #2 is a concrete masonry unit structure with some corrugated steel decking used as siding which contains ADA compliant restroom facilities for Men and Women. The building is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0567EXT1****COMFORT STATION REPLACEMENT****Construction Cost \$20,000**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1964****Exterior Finish 1: 90 % Painted CMU****Exterior Finish 2: 10 % Corrugated Steel****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Concrete Masonry Units and Steel****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$69.44</b>
<b>Priority Class 2:</b>	<b>\$20,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$50,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$20,000</b>	<b>FCNI:</b>	<b>40%</b>

**ATLATL ROCK COMFORT STATION**

SPWB Facility Condition Analysis - 0566

Survey Date: 10/16/2012

## ATLATL ROCK COMFORT STATION BUILDING REPORT

The Atlatl Rock Comfort Station is a concrete masonry unit structure with some corrugated steel decking used as siding which contains restroom facilities for Men and Women. The restroom is in fair shape and is not ADA compliant.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$20,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0566EXT1****COMFORT STATION REPLACEMENT****Construction Cost \$20,000**

This comfort station was built in 1964. It is dilapidated and deteriorating and no longer meets accessibility guidelines. It is recommended that the building be demolished and replaced with a new restroom facility. This project would provide for the installation of a precast CXT or similar unisex comfort station in the same location as the existing building. The new restroom shall be compliant with the 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design.

**BUILDING INFORMATION:****Gross Area (square feet): 288****Year Constructed: 1964****Exterior Finish 1: 100 % Painted Corrugated S****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Corrugated Steel and Concrete****IBC Construction Type: III-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$69.44</b>
<b>Priority Class 2:</b>	<b>\$20,000</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$50,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$20,000</b>	<b>FCNI:</b>	<b>40%</b>

## SMALL CAMPGROUND A COMFORT STATION

SPWB Facility Condition Analysis - 0565

Survey Date: 10/16/2012

**SMALL CAMPGROUND A COMFORT STATION  
BUILDING REPORT**

The Small Campground A Comfort Station #1 is a concrete masonry unit structure which contains restroom facilities for Men and Women.

**PRIORITY CLASS 1 PROJECTS** **Total Construction Cost for Priority 1 Projects: \$6,500**  
**Currently Critical** **Immediate to Two Years**

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION** **Project Index #: 0565ADA1**  
**Construction Cost \$2,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

**ROOF REPAIRS** **Project Index #: 0565EXT2**  
**Construction Cost \$4,500**

The roof flashing around the plumbing vent and the skylights was not installed properly and all three of the skylights are broken. This project would provide funds for repairing the roof. The estimate includes installing proper flashing at all roof penetrations, replacing the skylights and caulking and painting the flashing.

**PRIORITY CLASS 2 PROJECTS** **Total Construction Cost for Priority 2 Projects: \$10,330**  
**Necessary - Not Yet Critical** **Two to Four Years**

**EXTERIOR FINISHES** **Project Index #: 0565EXT1**  
**Construction Cost \$3,915**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**INTERIOR FINISHES** **Project Index #: 0565INT1**  
**Construction Cost \$3,915**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**WATER HEATER REPLACEMENT** **Project Index #: 0565PLM1**  
**Construction Cost \$2,500**

There is a 30 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**BUILDING INFORMATION:**

**Gross Area (square feet): 783**  
**Year Constructed: 1975**  
**Exterior Finish 1: 50 % Concrete Masonry U**  
**Exterior Finish 2: 50 % Corrugated Steel**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2:        %**  
**Construction Type: Concrete Masonry and Steel**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 0    %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$6,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$21.49</b>
<b>Priority Class 2:</b>	<b>\$10,330</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$117,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$150</b>
<b>Grand Total:</b>	<b>\$16,830</b>	<b>FCNI:</b>	<b>14%</b>

**VALLEY OF FIRE VISITORS CENTER**

SPWB Facility Condition Analysis - 0558

Survey Date: 4/18/2007

**VALLEY OF FIRE VISITORS CENTER  
BUILDING REPORT**

The Visitor's Center is a wood and steel framed structure with a painted stucco exterior finish and a low slope single-ply roofing system. The interior is a mix of retail and display areas with informational kiosks about the history and features of the park. The facility is ADA compliant and has a fire sprinkler system installed. There are roof mounted HVAC units which provide heating and cooling to the facility.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$84,120****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0558EXT2****Construction Cost \$33,620**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**WATER HEATER REPLACEMENT****Project Index #: 0558PLM1****Construction Cost \$2,500**

There is an 80 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**WINDOW REPLACEMENT****Project Index #: 0558EXT3****Construction Cost \$48,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 48 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$33,620****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0558INT2****Construction Cost \$33,620**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

**Gross Area (square feet): 6,724**  
**Year Constructed: 1968**  
**Exterior Finish 1: 80 % Painted Stucco / EIFS**  
**Exterior Finish 2: 20 % Glass and Aluminum**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 80 % B**  
**IBC Occupancy Type 2: 20 % M**  
**Construction Type: Wood, Concrete and Steel**  
**IBC Construction Type: V-B**  
**Percent Fire Supressed: 100 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$17.51</b>
<b>Priority Class 2:</b>	<b>\$84,120</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$2,185,000</b>
<b>Priority Class 3:</b>	<b>\$33,620</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$325</b>
<b>Grand Total:</b>	<b>\$117,740</b>	<b>FCNI:</b>	<b>5%</b>

**VOF STORAGE #2**

SPWB Facility Condition Analysis - 0557

Survey Date: 10/16/2012

**VOF STORAGE #2****BUILDING REPORT**

The Valley of Fire Storage #2 is a concrete masonry unit structure with a low slope rolled roofing system. It is located in the eastern portion of the park where the Ranger residences used to be located. The building is in poor to fair shape and appears to be used sparingly.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$7,140****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0557EXT1****EXTERIOR FINISHES****Construction Cost \$2,100**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the wood trim and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**ROOF REPLACEMENT****Project Index #: 0557EXT2****Construction Cost \$5,040**

The rolled asphalt roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new rolled asphalt roof and new underlayments. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

Gross Area (square feet): 420  
 Year Constructed: 1966  
 Exterior Finish 1: 100 % Painted CMU  
 Exterior Finish 2: %  
 Number of Levels (Floors): 1 Basement? No  
 IBC Occupancy Type 1: 100 % S-2  
 IBC Occupancy Type 2: %  
 Construction Type: Concrete Masonry Units  
 IBC Construction Type: V-B  
 Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$17.00
Priority Class 2:	\$7,140	Total Facility Replacement Construction Cost:	\$10,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$7,140	FCNI:	71 %

**VOF STORAGE #1**

SPWB Facility Condition Analysis - 0556

Survey Date: 10/16/2012

## VOF STORAGE #1 BUILDING REPORT

The Valley of Fire Storage #1 is a corrugated metal building with a corrugated metal roof. It is located in the eastern portion of the park where the Ranger residences used to be located. The building is in poor to fair shape and appears to be used sparingly.

**PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: **\$8,424**

Necessary - Not Yet Critical

Two to Four Years

**EXTERIOR FINISHES**Project Index #: **0556EXT1**Construction Cost **\$648**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the wood trim and caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**ROOF REPLACEMENT**Project Index #: **0556EXT2**Construction Cost **\$7,776**

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a standing seam metal roofing system. This estimate includes removal and disposal of the old roofing.

**BUILDING INFORMATION:**

Gross Area (square feet): **648**  
 Year Constructed: **1966**  
 Exterior Finish 1: **100 % Metal Siding**  
 Exterior Finish 2: **%**  
 Number of Levels (Floors): **Basement? No**  
 IBC Occupancy Type 1: **100 % S-2**  
 IBC Occupancy Type 2: **%**  
 Construction Type: **Engineered Steel Building**  
 IBC Construction Type: **V-B**  
 Percent Fire Suppressed: **0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$13.00
Priority Class 2:	\$8,424	Total Facility Replacement Construction Cost:	\$16,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$8,424	FCNI:	53%

**VOF MAINTENANCE SHOP**

SPWB Facility Condition Analysis - 0555

Survey Date: 10/16/2012

**VOF MAINTENANCE SHOP  
BUILDING REPORT**

The Valley of Fire Maintenance Shop is an engineered steel building which is located in the western area of the park. This building contains shop, storage and office areas for park personnel for repair and maintenance of park vehicles, equipment and all other items required for routine maintenance practices.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$3,000****Currently Critical****Immediate to Two Years****EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 0555SFT2****Construction Cost \$3,000**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$82,500****Necessary - Not Yet Critical****Two to Four Years****EVAPORATIVE COOLER REPLACEMENT****Project Index #: 0555HVA2****Construction Cost \$3,000**

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**EXTERIOR DOOR REPLACEMENT****Project Index #: 0555EXT2****Construction Cost \$6,000**

The 4 exterior metal man doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the doors with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**EXTERIOR FINISHES****Project Index #: 0555EXT1****Construction Cost \$6,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is the caulking and sealing of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

## **HEAT PUMP REPLACEMENT**

**Project Index #: 0555HVA3**

**Construction Cost \$12,000**

The two heat pumps serving the building are older and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful lives. This project would provide for installation of two new heat pumps and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing equipment and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

## **INTERIOR FINISHES**

**Project Index #: 0555INT1**

**Construction Cost \$30,000**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted and / or sealed at least once in the next 3-4 years and every 5-7 years thereafter to maintain the integrity of the interior of the building. Prior to painting and / or sealing, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

## **LIGHTING UPGRADE**

**Project Index #: 0555ENR1**

**Construction Cost \$9,000**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in restrooms, storage closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/20/2002 and 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

## **RESTROOM REMODEL**

**Project Index #: 0555INT2**

**Construction Cost \$15,000**

The restroom in the building is in need of a remodel. It is showing signs of wear and tear and should be remodeled. This project would provide for a complete remodel of the restroom including fixtures, hardware, flooring, exhaust fan and wall finishes.

## **WATER HEATER REPLACEMENT**

**Project Index #: 0555PLM1**

**Construction Cost \$1,500**

There is a 40 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:**

**Gross Area (square feet): 6,000**  
**Year Constructed: 1972**  
**Exterior Finish 1: 100 % Metal Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 100 % S-2**  
**IBC Occupancy Type 2: %**  
**Construction Type: Engineered Steel Building**  
**IBC Construction Type: III-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$3,000</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$14.25</b>
<b>Priority Class 2:</b>	<b>\$82,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,050,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$175</b>
<b>Grand Total:</b>	<b>\$85,500</b>	<b>FCNI:</b>	<b>8%</b>

**CAMPGROUND A SHOWER BUILDING**

SPWB Facility Condition Analysis - 0554

Survey Date: 10/16/2012

## **CAMPGROUND A SHOWER BUILDING BUILDING REPORT**

The Campground A Shower Building is a concrete masonry unit and corrugated steel structure which contains ADA accessible restrooms and showers for men and women. It is located in the Atlatl Rock Campground area and is in good shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$33,500****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0554ADA1****Construction Cost \$30,000**

The building does not have a fully compliant accessible restroom or shower stall. The existing restrooms do not fully meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms to provide ADA compliant restrooms and showers. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**ADA SIGNAGE****Project Index #: 0554ADA3****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0554ADA2****Construction Cost \$2,000**

This restroom contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$16,164****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0554EXT2****Construction Cost \$4,320**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units, painting the metal eaves and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

**FRP REPLACEMENT**

**Project Index #: 0554INT3**  
**Construction Cost \$4,500**

The fiberglass reinforced panels (FRP) in the showers are aged and reaching the end of their useful life. It is recommended to schedule the FRP for replacement. This project would provide for removal and disposal of the FRP and installation of new FRP.

**INTERIOR FINISHES**

**Project Index #: 0554INT2**  
**Construction Cost \$4,320**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE**

**Project Index #: 0554ENR1**  
**Construction Cost \$3,024**

The existing interior and exterior lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts and compact florescent lights (CFL's) are suggested. Occupancy sensors will be installed in restrooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$1,500**

**Long-Term Needs****Four to Ten Years****WATER HEATER REPLACEMENT**

**Project Index #: 0554PLM1**  
**Construction Cost \$1,500**

There is a 50 gallon electric water heater in the building that was installed in 2007. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 4-5 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

**BUILDING INFORMATION:**

**Gross Area (square feet): 864**  
**Year Constructed: 1975**  
**Exterior Finish 1: 70 % Concrete Masonry U**  
**Exterior Finish 2: 30 % Corrugated Steel**  
**Number of Levels (Floors): 1 Basement? No**  
**IBC Occupancy Type 1: 100 % B**  
**IBC Occupancy Type 2: %**  
**Construction Type: Concrete Masonry Units and Steel**  
**IBC Construction Type: III-B**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$33,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$59.22</b>
<b>Priority Class 2:</b>	<b>\$16,164</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$173,000</b>
<b>Priority Class 3:</b>	<b>\$1,500</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$51,164</b>	<b>FCNI:</b>	<b>30%</b>

**VOF RESIDENCE #4**

SPWB Facility Condition Analysis - 0526

Survey Date: 4/18/2007

**VOF RESIDENCE #4****BUILDING REPORT**

Residence #4 is a wood framed structure with a standing seam metal roof. It has a concrete foundation and wood framed subfloor. The residence provides housing for park staff and is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$15,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0526EXT2****Construction Cost \$7,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**INTERIOR FINISHES****Project Index #: 0526INT1****Construction Cost \$7,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**WATER HEATER REPLACEMENT****Project Index #: 0526PLM1****Construction Cost \$1,500**

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:**

**Gross Area (square feet): 1,400**  
**Year Constructed: 1992**  
**Exterior Finish 1: 100 % Painted Wood Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement?    No**  
**IBC Occupancy Type 1: 100 % R-3**  
**IBC Occupancy Type 2: %**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-N**  
**Percent Fire Supressed: 0 %**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$11.07</b>
<b>Priority Class 2:</b>	<b>\$15,500</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$280,000</b>
<b>Priority Class 3:</b>	<b>\$0</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$200</b>
<b>Grand Total:</b>	<b>\$15,500</b>	<b>FCNI:</b>	<b>6%</b>

**VOF RESIDENCE #3**

SPWB Facility Condition Analysis - 0519

Survey Date: 4/18/2007

**VOF RESIDENCE #3  
BUILDING REPORT**

Residence #3 is a wood framed structure with a standing seam metal roof. It has a concrete foundation and wood framed subfloor. The residence provides housing for park staff and is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$15,500****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0519EXT2****Construction Cost \$7,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**INTERIOR FINISHES****Project Index #: 0519INT1****Construction Cost \$7,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**WATER HEATER REPLACEMENT****Project Index #: 0519PLM1****Construction Cost \$1,500**

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 04/18/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/16/2012.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,400  
Year Constructed: 1992  
Exterior Finish 1: 100 % Painted Wood Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % R-3  
IBC Occupancy Type 2: %  
Construction Type: Wood Framing  
IBC Construction Type: V-N  
Percent Fire Suppressed: 0 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$11.07
Priority Class 2:	\$15,500	Total Facility Replacement Construction Cost:	\$280,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$15,500	FCNI:	6%

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Valley of Fire State Park – FCA Site #9963  
Description: Maintenance area pavement in need of repair.



Valley of Fire State Park – FCA Site #9963  
Description: Stairs / landings in need of repair at Atlatl Rock.



White Dome Comfort Station – FCA Building #3154  
Description: Exterior of the building.



Water Treatment Shed – FCA Building #3153  
Description: Exterior of the building.



Visitors Center Comfort Station – FCA Building #3152  
Description: Exterior of the building.



Valley of Fire Administration Building – FCA Building #3151  
Description: Exterior of the building.



East Entrance SST Comfort Station – FCA Building #2899  
Description: Exterior of the building.



Cabins SST Comfort Station – FCA Building #2898  
Description: Exterior of the building.



Loop B Upper SST Comfort Station – FCA Building #2897  
Description: Exterior of the building.



Loop B Lower SST Comfort Station – FCA Building #2897  
Description: Exterior of the building.



Mouse's Tank SST Comfort Station #1 – FCA Building #2894  
Description: Exterior of the building.



Mouse's Tank SST Comfort Station #2 – FCA Building #2893  
Description: Exterior of the building.



Typical Shade Ramada – FCA Building #2892  
Description: Exterior of the structure.



Campground Expansion Comfort Station – FCA Building #2870  
Description: Exterior of the building.



Residence #5 – FCA Building #2867  
Description: Exterior of the building.



Residence #2 – FCA Building #2866  
Description: Exterior of the building.



Residence #1 – FCA Building #2865  
Description: Exterior of the building.



Well / Pump House – FCA Building #2718  
Description: Exterior of the building.



West Fee Booth – FCA Building #2224  
Description: Exterior of the building.



Storage – FCA Building #1278  
Description: Exterior of the building.



Flammable Storage – FCA Building #1223  
Description: Exterior of the building.



East Map Ramada – FCA Building #1222  
Description: Exterior of the structure.



West Comfort Station – FCA Building #0575  
Description: Exterior of the building.



Atlatl Rock Comfort Station – FCA Building #0566  
Description: Exterior of the building.



Small Campground A Comfort Station – FCA Building #0565  
Description: Exterior of the building.



West Map Ramada – FCA Building #0562  
Description: Exterior of the building.



Valley of Fire Visitor's Center – FCA Building #0558  
Description: Exterior of the building.



VOF Storage #2 – FCA Building #0557  
Description: Exterior of the building.



VOF Storage #1 – FCA Building #0556  
Description: Exterior of the building.



VOF Maintenance Shop – FCA Building #0555  
Description: Exterior of the building.



VOF Maintenance Shop – FCA Building #0555  
Description: Interior of the shop area.



Campground A Shower Building – FCA Building #0554  
Description: Exterior of the building.



VOF residence #4 – FCA Building #0526  
Description: Exterior of the building.



VOF residence #3 – FCA Building #0519  
Description: Exterior of the building.